

RESOLUTION No. 30976

A resolution identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2007, and approving a work plan for DPD to review and make recommendations about said amendments to the Mayor and Council.

Adopt as Amended
4-0
R.M., P.S., T.R., R.C.

Introduced: 4907	By: Steinbruck
Referred: 4907	To: Urban Development & Planning
Referred:	To:
Reported: 5-14-07	
Passed: 5-14-07	Signed: 5-14-07
Filed: 5-23-07	Published:

5-14-07 Adopted 7-0
(Excused: Conlun, Drago)

US5171

Law Department

Returned Unsigned by Mayor



Gregory J. Nickels
Mayor of Seattle

FILED
CITY OF SEATTLE
07 MAY 23 PM 1:47
CITY CLERK

May 22, 2007

The Honorable Nick Licata
Seattle City Council
CH-02-10

RE: Council Resolution 30976: Comprehensive Plan Amendments for Possible Adoption in 2007.

Dear Council President Licata:

I am returning Council Resolution 30976, without my signature of concurrence.

I appreciate and applaud the City Council's hard work in identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2007; however, I cannot support the inclusion of Section 2(O):

"Reconsider the designation of North Highline as a Potential Annexation Area."

As you are aware, the designation of North Highline as a Potential Annexation Area was part of Comprehensive Plan amendments that were adopted in 2006. This process involved extensive work sessions and hearings before the Committee on Annexation and the Committee on Urban Development and Planning, as well as the full City Council. At those hearings, Executive staff provided background information and responded to specific councilmember requests for information. At the end of that process, the City Council approved the designation of North Highline as a Potential Annexation Area.¹

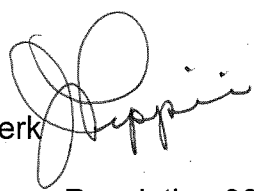
Now, less than five months after approval of the North Highline Potential Annexation Area, some members of the City Council are suggesting reconsideration of that designation. Designation of the Potential Annexation Area is only the beginning of the process to determine if an annexation of all, or a part, of North Highline is in the best interests of the people who reside there and the existing residents of Seattle. That work is currently underway and will conclude in 2008 providing critical information for the council at that time.

During the 2007 Legislative Session, executive staff worked with state legislators to secure changes to existing state law that would allow Seattle to access a state sales/use tax credit that would provide funding to cover the "financial gap" between revenues generated by the area and the cost of providing Seattle municipal services. While the legislation passed out of the House, it was not enacted by the Senate.

¹ Ordinance #122313: Date Passed December 11, 2006 and Mayor's Signature December 21, 2006.



**Legislative Department
Office of City Clerk
Memorandum**

Date: May 23, 2007
To: Councilmembers
From: Judith E. Pippin, City Clerk 
Subject: Mayor's Non-Concurrence - Resolution 30976
RE - Identifying proposed Comprehensive Plan amendments

On May 23, 2007 Mayor Nickels returned to this office without his concurrence, *Resolution 30976, A Resolution identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2007.* The Council adopted this Resolution on May 14, 2007.

The absence of the Mayor's concurrence, when requested, does not invalidate a Resolution, and no further action is required of Council for this Resolution.

The Mayor provided a message containing his reasons for declining to sign the Resolution; that memo is ~~attached~~ *on the reverse*.



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

March 27, 2007

Honorable Nick Licata
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Licata:

I am pleased to transmit the attached Resolution, which identifies possible 2007 annual amendments to the City's Comprehensive Plan.

Under state law, the Comprehensive Plan may be amended only once each year. In most years, the amendment process begins with the adoption of a Resolution where the Mayor and Council select proposed amendments to be incorporated into the Comprehensive Plan and direct that certain proposals be addressed by other means. In 2004, many significant issues were incorporated in the Plan as part of the 10-year update. This year there are fewer, but still significant, issues to address.

The City Council's Urban Development and Planning Committee is scheduled to conduct a public hearing on April 23, 2007 to take public testimony on the proposed Resolution. Thank you for consideration of this Resolution. Should you have questions, please contact Tom Hauger at 684-8380

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Nickels", written over the printed name and title.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

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RESOLUTION 30976

A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2007, and approving a work plan for DPD to review and make recommendations about said amendments to the Mayor and Council.

WHEREAS, the City of Seattle adopted a Comprehensive Plan through Ordinance 117221 in 1994; and

WHEREAS, the City of Seattle last amended the Comprehensive Plan through Ordinance 122313 in December 2006; and

WHEREAS, the City Council adopted procedures in Resolution 30261 as amended by Resolution 30412 for amending the Comprehensive Plan, consistent with the requirements for amendment prescribed by the Growth Management Act, RCW 36.70A; and

WHEREAS, proposed amendments were submitted by individuals, citizen organizations and by the City for consideration during 2007; and

WHEREAS, the Mayor has provided his views as to which proposals to further consider and review during 2007; and

WHEREAS, the Planning Commission has provided its views as to which proposals to further consider and review during 2007; and

WHEREAS, the Council's Urban Development and Planning Committee held a public hearing on April 23, 2007, to take public testimony on the amendments proposed for consideration; and

WHEREAS, the Council's Urban Development and Planning Committee met on April 25, and May 9, 2007 to consider the proposed amendments, and made modifications including adding several amendments for consideration; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. Guidelines for Amendment Selection



1 The City Council considers a variety of factors in determining whether a proposed
2 Comprehensive Plan amendment will be placed on the amendment docket for a given year.

3 Among those factors are the following:

4 A. The amendment is appropriate for the Comprehensive Plan:

5 1. The amendment is consistent with the role of the Comprehensive Plan under
6 the State Growth Management Act;

7 2. The amendment is consistent with the Countywide Planning Policies;

8 3. The intent of the amendment cannot be accomplished by a change in
9 regulations only;

10 4. The amendment is not better addressed as a budgetary or programmatic
11 decision; or

12 5. The amendment is not better addressed through another process, such as
13 neighborhood planning.

14 B. The amendment is legal - the amendment meets existing state and local laws.

15 C. It is practical to consider the amendment:

16 1. The timing of the amendment is appropriate and Council will have sufficient
17 information necessary to make an informed decision.

18 2. Within the time available City staff will be able to develop the text for the
19 amendments to the Comprehensive Plan and, if necessary, the Municipal Code, and conduct
20 sufficient analysis.

1 3. The proposed amendment is consistent with the overall vision of the
2 Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council
3 is interested in significantly changing existing policy.

4 4. The amendment has not been recently rejected by the City Council.

5 D. There has been a neighborhood review process to develop any proposed change to a
6 neighborhood plan, or a neighborhood review process can be conducted prior to final Council
7 consideration of the amendment.

8
9 **Section 2.** The following proposed amendments should be further developed for review
10 and consideration by the Executive and Council as possible amendments to the Comprehensive
11 Plan in 2007:

12
13 A. Policy amendments consistent with pending recommendations related to amending
14 the multifamily chapter of the Land Use Code.

15 B. Amend Land Use policies to establish a priority for affordable housing among public
16 benefits required to accompany increases in development capacity to implement RCW
17 36.70A.540.

18
19 C. Possible changes to policies or to the Future Land Use Map to reflect the City's
20 preferred direction for redevelopment of the Fort Lawton Army Reserve Center and to comply
21 with federal statutory requirements under the Base Closure Community Redevelopment and
22 Homeless Assistance Act of 1994 (amended in 1996).

23
24 D. Urban Sustainability Goals and Policies:

25 1. Add new goals and/or policies to the Environment Element to establish a
26 goal for reduction of greenhouse gasses that is more aggressive than the Kyoto Protocol goal of a
27

1 7 percent reduction from 1990 levels by 2012, and that covers a longer period of time. Goals for
2 greenhouse gas emissions from transportation sources should be included. Also, establish a
3 specific City government corporate percentage goal for further reduction of greenhouse gas
4 emissions by 2012, and beyond, including adopting the American Institute of Architects and US
5 Conference of Mayors "2030 °Challenge" as the standard for city buildings, procurement, and
6 other public investments. Require ongoing analysis of all City departments and projects for
7 contribution toward these goals.

8
9 2. Add a goal and/or policies to the Environment Element for the amount of
10 green canopy and impervious surface in the City.

11
12 3. Add a goal and/or policies to the Utilities Element to promote more
13 aggressive solid waste reduction, increase recycling, and apply zero-waste approaches to the
14 City's management of solid waste.

15 4. Add goals and/or policies to the Land Use element and/or the
16 Transportation element that call for Urban Center-based TDM strategies as well as strategies that
17 link public investments in TDM to reduced automobile dependency.

18
19 5. Add goals and/or policies to the Economic Development element that call
20 for making Seattle an affordable place to live in all respects, and not only with respect to housing
21 affordability. Affordability should be considered both in terms of income and the cost of living.

22
23 6. Add goals and/or policies to the Human Development element that call for
24 defining and supporting measures for healthy years lived and improving equal access to health
25 care.

1 7. Add goals and/or policies to the Cultural Resources element to explicitly
2 include "heritage" within the concept of "culture," and to present a more coherent heritage
3 policy.

4 8. Add goals and/or policies to further public safety.

5 9. Consider amendments to add a goal and/or policies to the Environment
6 and/or Utilities Element of achieving no net increase in water and energy consumption.
7

8 10. Consider amendments to add a goal and/or policies to the Environment
9 and/or Utilities Element to set City intent to use natural drainage and the restoration of urban
10 watersheds as the preferred strategy for the City's drainage policy.
11

12 11. Consider amendments to add a goal and/or policies to the Utilities
13 Element to include in the City's Emergency Management planning a "Resilient City Strategy."

14 E. Amend the Future Land Use Map to redesignate one parcel in the Crown Hill Urban
15 Village from Single Family Residential to Multi-Family Residential.

16 F. Amend the Future Land Use Map to redesignate the proposed site of the Nordic
17 Heritage Museum in the Ballard Hub Urban Village from Industrial to Commercial/Mixed Use.
18

19 G. Amend the Future Land Use Map to redesignate land in the South Lake Union Urban
20 Center from Industrial to Commercial/Mixed Use.

21 H. Amend policies in the Land Use Element and the Future Land Use Map to reflect
22 pending recommendations that will be made as part of the Livable South Downtown plan,
23 possibly including redesignation of some land from Industrial to Commercial/Mixed Use, and
24 adjustment of the southern boundary of the Downtown Urban Center.
25
26
27
28

I. Exempt a portion of the Duwamish Manufacturing/Industrial Center bounded by Colorado Avenue S., S. Walker Street, First Avenue S., and S. Forest Street from limits on commercial space. Also, consider as an alternative a slightly larger area that extends to Occidental Avenue S. on the east, i.e., includes the east side of 1st Avenue South in the area.

J. Amend the Future Land Use Map and the Land Use Element to redesignate land (the CEM Property) located on Harbor Avenue SW, adjacent to the northwest side of Terminal 5 in the Duwamish Manufacturing/Industrial Center from Industrial to Commercial/Mixed Use.

K. Consider amendments that call for designing parking facilities in parks that maximize the preservation of parks open space and green space, minimize the provision of parking, and discourage auto use.

L. Add goals and/or policies to the Transportation Element to further pedestrian safety.

M. Amend the Transportation Element to either add goals or policies, or alter existing language, to ensure adequate reference to the concept of "complete streets."

N. Amend goals and policies in the Land Use Element and possibly the Transportation Element to facilitate development of the ferry terminal on Colman Dock.

O. Reconsider the designation of North Highline as a Potential Annexation Area.

P. Consider amendments to the Housing Element to establish housing affordability goals and policies that better reflect the income demographics of the City, including establishing a goal for development of housing affordable to those earning 80% - 120% of median area income, and distinguishing goals for rental housing from goals for home ownership.

1 Q. Amend the Future Land Use Map to redesignate land in the International District,
2 between I-5 and Rainier Avenue South, south of South Jackson Street from "Commercial /
3 Mixed Use" to "Industrial."

4 R. Develop policies that strengthen working families by increasing access to training
5 that will provide workers with the skill sets necessary to succeed in the 21st Century workforce
6 and to encourage social support partnerships that provide working families with the resources
7 necessary to fully engage in the workforce.
8

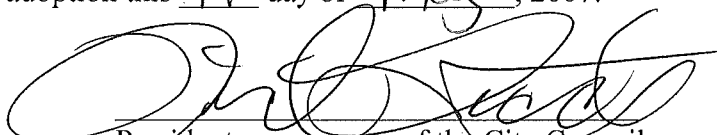
9 S. Develop policies that identify opportunities to support building an excellent
10 educational system for all Seattle students.
11

12 T. Consider revisions to industrial lands goals and policies consistent with the City's
13 industrial lands strategy.
14

15 **Section 3.** The following amendment should not be considered further as a
16 Comprehensive Plan amendment:
17

18 U. Amend Land Use Policies to prohibit general fund financing for single-purpose
19 parking structures outside of urban centers, urban villages, or near major transit hubs, and to state
20 that Seattle Parks property shall not be used for structured parking.
21

22 Adopted by the City Council the 14th day of May, 2007, and signed by me in
23 open session in authentication of its adoption this 14th day of May, 2007.
24

25 
26 President _____ of the City Council
27
28

THE MAYOR CONCURRING:

Returned Unsigned by Mayor

Gregory J. Nickels, Mayor

Filed by me this 23 day of May, 2007.

Judith E. Pappin
City Clerk

(Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Planning and Development	Mark Troxel/615-1739	Amanda Allen/684-8894

Legislation Title:

A resolution identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2007, and approving a work plan for DPD to review and make recommendations about said amendments to the Mayor and Council.

• **Summary of the Legislation:**

This legislation approves a work plan for DPD's 2007 recommended annual amendments to Seattle's Comprehensive Plan.

• **Background:**

The Growth Management Act limits amending the Comprehensive Plan to once each year, except for certain specified actions. Council Resolution 34012 sets forth the process for the submittal and review of proposed amendments to Seattle's Comprehensive Plan. This legislation is the initial determination of which proposed amendments to pursue further in 2007.

- *Please check one of the following:*

 X **This legislation does not have any financial implications.**

Attachment A: Director's Report

Director's Report

City Council Threshold Resolution on 2007 Proposed Comprehensive Plan Amendments

March 20, 2007



City of Seattle

Department of Planning and Development

2007 Proposed Comprehensive Plan Amendments Executive's Report and Recommendations

March 9, 2006

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INTRODUCTION

This report presents the Executive's recommendations regarding which of the proposed amendments to Seattle's Comprehensive Plan should receive further consideration in 2007.

The Growth Management Act limits amending the Comprehensive Plan to once each year except for certain specified actions. City Council Resolution 30412 establishes a two-step process for considering annual amendments.

The first step is to determine which proposed amendments warrant further analysis. After public notice, a hearing, and deliberation by the Council's Urban Development and Planning Committee, the City Council will vote on a Resolution identifying the potential amendments to the Comprehensive Plan. The second step occurs after executive staff has analyzed the amendments selected in the resolution. At that point, the Mayor will forward an ordinance for Council review detailing the amendments he will be recommending for adoption.

Of the proposals received by DPD for 2007, the Mayor is recommending that the following be studied in more detail before making a final determination about whether these amendments should be adopted and what form such adoption should take:

1. Amend policies to be consistent with pending recommendations related to amending the multifamily chapter of the Land Use Code.
2. Amend Land Use policies to establish a priority for affordable housing among the public benefits that will be required to accompany increases in development capacity.
3. Possible changes to policies or to the Future Land Use Map to reflect the City's preferred direction for redevelopment of the Fort Lawton Army Reserve Center.
4. Amend the Future Land Use Map to redesignate six parcels in the Madrona neighborhood as Commercial/Mixed Use.
5. Amend Future Land Use Map to redesignate one parcel in the Crown Hill Urban Village from Single Family Residential to Multi-Family Residential.
6. Amend the Future Land Use Map to redesignate the proposed site of the Nordic Heritage Museum in the Ballard Hub Urban Village from Industrial to Commercial/Mixed Use.
7. Amend the Future Land Use Map to redesignate land in the South Lake Union Urban Center from Industrial to Commercial/Mixed Use.

8. Amend policies in the Land Use Element and the Future Land Use Map to reflect pending recommendations that will be made as part of the Livable South Downtown plan, possibly including redesignation of some land from Industrial to Commercial/Mixed Use, and adjustment of the southern boundary of the Downtown Urban Center.
9. Exempt a portion of the Duwamish Manufacturing/Industrial Center bounded by Colorado Avenue S., S. Walker Street, First Avenue S., and S. Forest Street from limits on commercial space.
10. Amend policies in the Land Use Element and Future Land Use Map to allow contract rezones to non-industrial designations on land (the CEM Property) located on Harbor Avenue SW, adjacent to the northwest side of Terminal 5 in the Duwamish Manufacturing/Industrial Center.

The following amendment should not be considered further as a Comprehensive Plan amendment:

11. Amend Land Use Policies to prohibit general fund financing for single-purpose parking structures outside of urban centers, urban villages, or near major transit hubs, and to state that Seattle Parks property shall not be used for structured parking.

UPCOMING ACTIONS

The City Council will hold a public hearing on the proposed resolution at 5:30 p.m., Monday, April 23, 2007, in the Council's Chamber, 2nd Floor, Seattle City Hall. The City Council's Urban Development and Planning Committee will discuss and make recommendations on the amendments at a subsequent meeting. The full City Council will consider the Committee's report and take action on the resolution.

Following City Council adoption of the resolution, DPD will analyze the proposed amendments, and will formulate recommendations for whether to add them to the Comprehensive Plan. The Mayor will make his final recommendations to the City Council at the beginning of August.

ANALYSIS OF PROPOSED AMENDMENTS

The City Council considers the following factors, among others, in determining whether a proposed Comprehensive Plan amendment will be placed on the amendment docket for a given year.

A. The amendment is appropriate for the Comprehensive Plan:

1. The amendment is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
2. The amendment is consistent with the Countywide Planning Policies;
3. The intent of the amendment cannot be accomplished by a change in regulations only;
4. The amendment is not better addressed as a budgetary or programmatic decision; or
5. The amendment is not better addressed through another process, such as neighborhood planning.

B. The amendment is permissible under existing state and local laws.

C. It is practical to consider the amendment:

1. The timing of the amendment is appropriate, and Council will have sufficient information necessary to make an informed decision.
2. Within the time available City staff will be able to develop the text for the amendments to the Comprehensive Plan and, if necessary, the Seattle Municipal Code, based on sufficient analysis.
3. The proposed amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council is interested in significantly changing existing policy.
4. The amendment has not been recently rejected by the City Council.

D. There has been an appropriate neighborhood review process to develop any proposed change to a neighborhood plan, or a neighborhood review process can be conducted prior to final Council consideration of the amendment.

1. Multifamily Chapter Update

Proposed amendment: Policy amendments consistent with pending recommendations related to amending the multifamily chapter of the Land Use Code (Ch. 23.45 SMC).

Element: Land Use Element, and possibly Housing and Neighborhood Planning Elements

Submitted by: Department of Planning and Development

Description of Proposal: DPD is developing a comprehensive set of revisions to the multifamily chapter of the Land Use Code. The preliminary proposals for these Code changes could be inconsistent with some of the detailed multifamily policies in the Comprehensive Plan, such as those addressing density, bulk, lot coverage, and open space.

The amendments would modify language that is too specific or prescriptive for general policies, with the intention of producing policies that provide the proper level of guidance without restating provisions of the Land Use Code. For example, Land Use Policy 80 currently says "Limit density to provide greater predictability about the allowed intensity of development, by specifying a maximum number of units that may be permitted on sites in each lowrise multifamily zone." While limiting density to provide greater predictability about the intensity of development is the policy's intent, specifying that the maximum number of units permitted is the only method for measuring density may be more detail than is necessary for the policy.

Some neighborhood plan policies may also need to be revisited, such as those related to Lowrise 3 and 4 zones if the Executive proposes changes to those zoning designations.

Recommended action: Continue to analyze the proposal.

Reasons for pursuing the recommended action: The Comprehensive Plan's vision and growth strategy are part of the impetus for the proposed changes to the Multifamily Code. While the Code changes are consistent with the overall vision, development of the changes has indicated that some of the preferred regulations would be inconsistent with some current policies. In order to maintain consistency between the Comp Plan's policies and the City's development regulations, the City should consider amending some of the Plan's more detailed policies.



2. Affordable Housing as Priority Public Benefit

Proposed amendments: Establish a priority for affordable housing among public benefits required to mitigate impacts of higher-density developments.

Element: Land Use element and Future Land Use Map

Submitted by: Housing Development Consortium (HDC)

Description of the Proposed Amendment: A 2006 amendment directs the City to require public benefits as a condition for increases in higher-density development potential. HDC seeks a further amendment that would give permanently affordable housing priority over other potential public benefits. HDC proposes augmenting Land Use Policy 5.3 as follows:

Consider development regulations that condition higher-density development on the provision of public benefits, with a priority for permanently affordable housing, when such public benefits will help mitigate impacts of development attributable to increased development potential.

Recommended action: Continue to analyze the proposal.

Reasons for pursuing the recommended action: Land Use Policies 5.2 and 5.3 were added to the Comprehensive Plan in 2006. LU 5.2 specifically addresses “opportunities to incorporate incentive programs for development of housing affordable to lower-income households into legislative rezones or changes in development regulations that increase development potential.” This proposed amendment was first raised after the end of the public comment period for the 2006 Comprehensive Plan amendments, and was therefore ineligible for inclusion in last year’s amendment ordinance. However, City Councilmembers expressed at that time an interest in reviewing the proposal as part of the 2007 amendment process.

3. Redevelopment of Fort Lawton Army Reserve Center

Proposed amendment: Possible changes to policies or to the Future Land Use Map to reflect the City's preferred direction for redevelopment of the Fort Lawton Army Reserve Center in Magnolia.

Element: Potential changes to Land Use Element, Future Land Use Map

Submitted by: Executive departments, including DPD and Office of Housing.

Description of the Proposed Amendment: As the local reuse authority (LRA) under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (amended in 1996), Seattle is providing guidance on the reuse of the property and facilitating public involvement in a formal, federally governed process.

After being designated an LRA by the federal government, Seattle advertised the availability of the surplus federal property and sought "notices of interest" (NOI) from eligible parties, including homeless service providers. NOIs have been submitted by several non-profit organizations. The City will use the NOIs, public input, and City plans and policies to develop its reuse plan. Federal agencies will then review the plan, looking at how well the plan balances public benefit against needs for homeless assistance. Possible changes to policies or to the Future Land Use Map will be developed by executive staff as part of the reuse plan to ensure that the final proposal complies with state and federal requirements.

Even though the City has not yet developed a proposed re-use plan for the site, there is a possibility that the City's preferred action on the site would require amendments to the Comprehensive Plan. This action is being included in the resolution as a "place-holder," until more is known about the City's intended use of the site.

Recommended action: Continue to analyze the proposal.

Reasons for pursuing the recommended action: Until the City determines its preferred use of the Fort Lawton site, it will not be certain that an amendment to the Comp Plan is necessary. However, some potential uses such as new attached housing or facilities offering services for the homeless population may not be permitted under current Comp Plan designations and policies, and the City may decide to amend these policies to permit the desired uses.

4. Madrona Future Land Use Map Amendment

Proposed amendment: Amend Future Land Use Map to redesignate six parcels in the Madrona neighborhood as Commercial/Mixed Use.

Element: Future Land Use Map

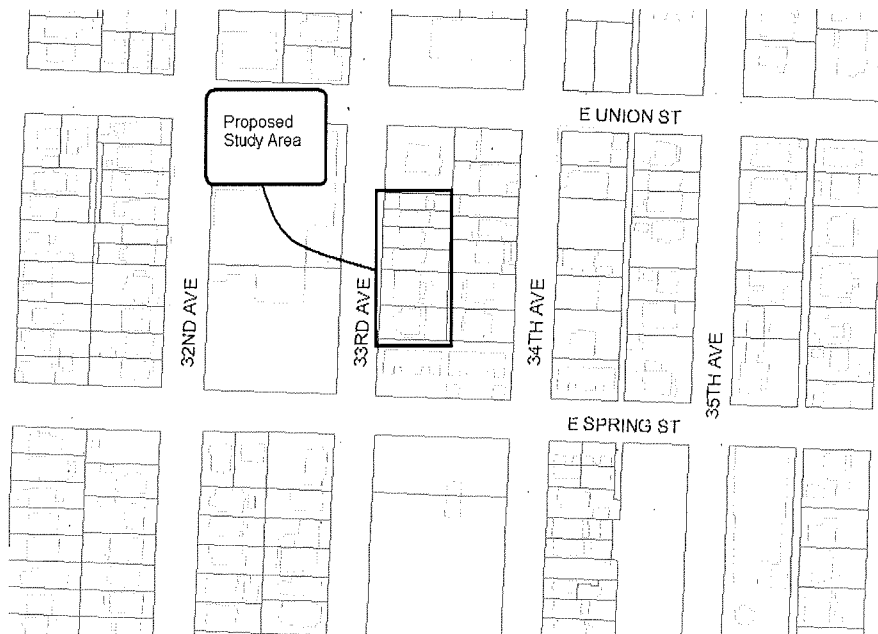
Submitted by: Thomas P. and Diane J. Flood

Description of the Proposed Amendment: This proposal is associated with a request to rezone six parcels on the east side of 33rd Ave. between E. Union St. and E. Spring St. from lowrise residential (L2) to neighborhood commercial (NC1). The property is located across the street from Madrona K-8 School, which can serve as a buffer from single family areas to the east. Corner lots to the north and south are currently zoned NC1.

Recommended action: Continue to analyze the proposal.

Reasons for pursuing the recommended action: While Madrona is not an urban village, it was designated a “neighborhood anchor” in the 1998 Central Area Action Plan II describing the Central Area as “one business district offering a series of successful economic niche neighborhoods within the overall community.” A branch library is located on the northern end of the block and Madrona is well-served by transit and a new bike lane. The proposal could enhance Madrona’s low-scale, neighborhood-oriented shopping area. The analysis of this proposal will also consider whether an amendment to the Future Land Use Map is necessary to effectuate the proposed rezone.

Madrona Neighborhood Study Area



5. Single-Family Parcel in Crown Hill Residential Urban Village

Proposed amendment: Amend Future Land Use Map to redesignate one parcel in the Crown Hill Urban Village from Single Family Residential to Multi-Family Residential.

Element: Future Land Use Map

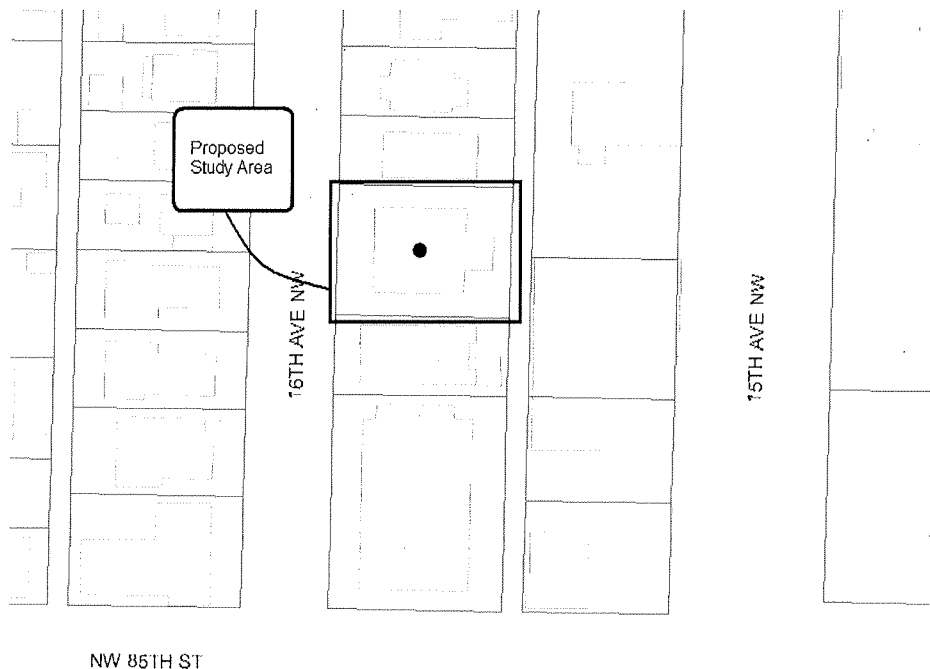
Submitted by: Lee Fenton and Jim Conlan

Description of the Proposed Amendment: The fourplex at 8520 16th Avenue NW is located astride two lots. The southern lot is zoned L3; the northern lot is zoned SF5000. Proponents seek to amend the Future Land Use Map and the underlying zoning of the northern lot to be consistent with the existing multifamily dwelling.

Recommended action: Continue to analyze the proposal.

Reasons for pursuing the recommended action: The current structure on the parcel is a four-unit residential building astride two lots. The southern lot is zoned lowrise residential (L3) and the northern lot is zoned single family (SF5000). The proposed change is associated with a request to rezone the northern parcel to L3. It is located within the Crown Hill urban village. Crown Hill/Ballard neighborhood plan policies protecting the physical character of single-family areas address those located outside the neighborhood's core areas.

Crown Hill Residential Urban Village Study Area



The next five amendments presented here follow a series of proposed Future Land Use Map and policy amendments that in recent years have promoted conversion of industrial lands to other uses. In 2006, the City Council approved a supplemental budget for DPD to develop an industrial lands strategy.

DPD is working with a consultant to survey industrial businesses about their locational decisions and economics, and is conducting its own research based on Assessor and permit records and meeting with industrial organizations. The Planning Commission and DPD will host a series of four public forums in the Bertha Knight Landes Room at City Hall to talk about issues and solutions related to changing uses in industrial areas.

- Thursday, March 29th, 4:30-6:30 - Lessons from Other Cities
- Tuesday, April 10th, 4:30-6:00 - Conversations about Industrial Lands
- Tuesday, April 24th, 4:30-6:00 - Conversations about Industrial Lands Continued
- Thursday, May 31st, 4:30-6:30 - Alternatives for Moving Forward

6. Nordic Heritage Museum in Ballard.

Proposed amendment: Amend the Future Land Use Map to redesignate the proposed site of the Nordic Heritage Museum in the Ballard Hub Urban Village from industrial to commercial/mixed use.

Element: Future Land Use Map

Submitted by: Nordic Heritage Museum

Description of the Proposed Amendment: The proposal is to redesignate from industrial to commercial/mixed use a site within the Ballard Hub Urban Village on the south side of NW Market St. between 26th Ave. NW and 28th Ave. NW, and just north of the Ballard Interbay Northend Manufacturing/Industrial Center (BINMIC). Nordic Heritage Museum plans to seek a rezone from general industrial (IG2-U65) to neighborhood commercial (NC3-65) and construct a new museum with the potential for complementary commercial and residential uses. The proposed study area includes property along the north side of NW Market St. currently zoned industrial buffer (IB U/45) in order to assess the continuity of character along NW Market St.

Recommended action: Continue to analyze the proposed redesignation and analyze industrial designation of other adjacent land outside of BINMIC.

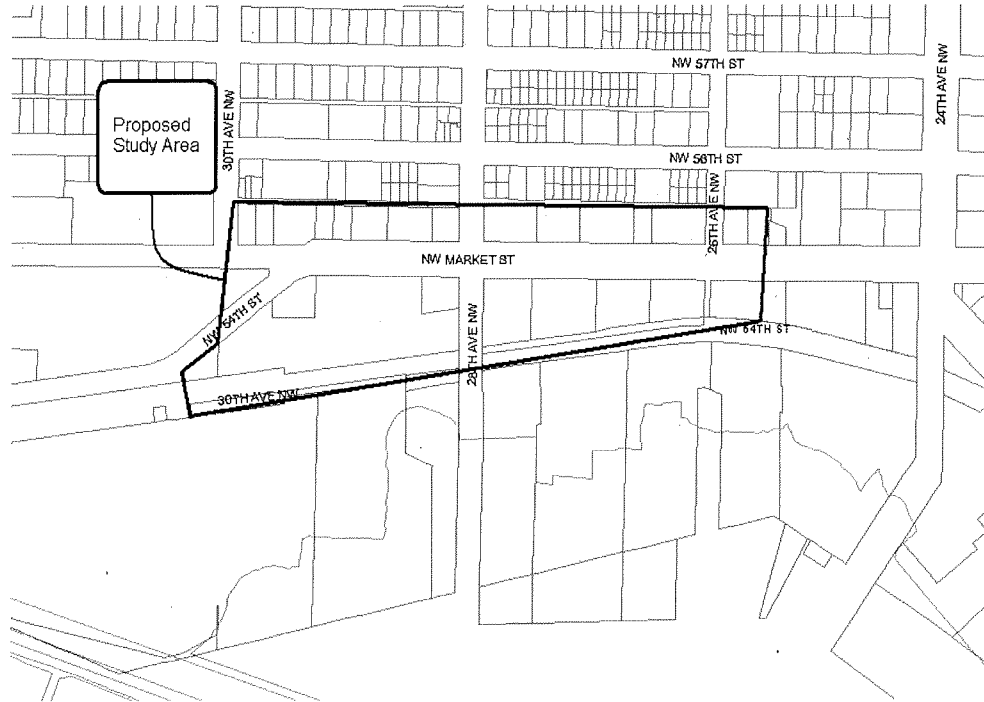
Reasons for pursuing the recommended action: Current regulations permit museums in industrial zones only in existing structures. However, the Nordic Heritage Museum wishes to construct a new building for its collection related to Nordic and maritime



heritage. Council Resolution 30925 expresses the City's intent to help fund the museum and explore an agreement for exhibits, tours, programs, events, classes and meeting space. Amending the site's designation on the Future Land Use Map is one way to remove the regulatory barrier that prevents the Museum from constructing a new facility.

Alternatively, the Nordic Heritage Museum facility could be allowed through a change to the Land Use Code's limitations on cultural facilities located in industrial zones.

Nordic Heritage Museum Study Area in Ballard



7. South Lake Union Industrial Areas

Proposed amendment: Industrial designation in South Lake Union Urban Center

Element: Future Land Use Map

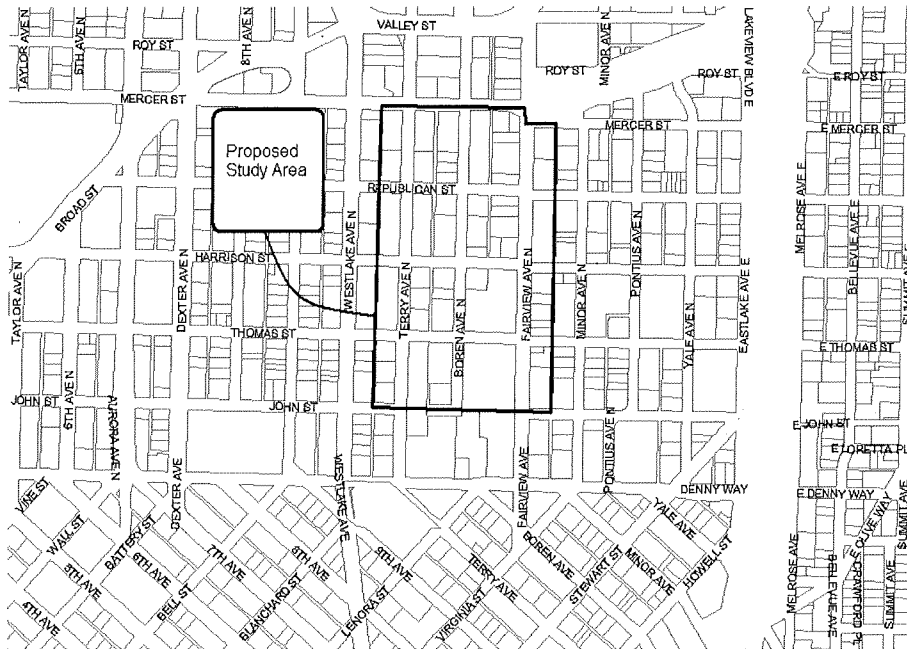
Submitted by: Executive staff (DPD)

Description of the Proposed Amendment: Amend the Future Land Use Map to redesignate land in the South Lake Union Urban Center from Industrial to Commercial/Mixed Use.

Recommended action: Continue to analyze the proposal.

Reasons for pursuing the recommended action: In 2006, the City Council replaced the South Lake Union goals and policies with new ones reflecting the neighborhood's designation as an urban center and the work performed by the community and City to plan for the neighborhood's new growth estimates. An accompanying proposed amendment to the Future Land Use Map to change the industrial area within the South Lake Union Urban Center to commercial/mixed use was deferred to more closely coincide with a study of potential zoning changes in the area. The FLUM change will enable rezones to Seattle Mixed zoning that will meet the neighborhood's 2006-adopted goal of allowing housing throughout the neighborhood.

South Lake Union Study Area



8. Livable South Downtown Plan Amendments.

Proposed amendment: Future Land Use Map (FLUM) changes resulting from the Livable South Downtown Plan

Element: Future Land Use Map

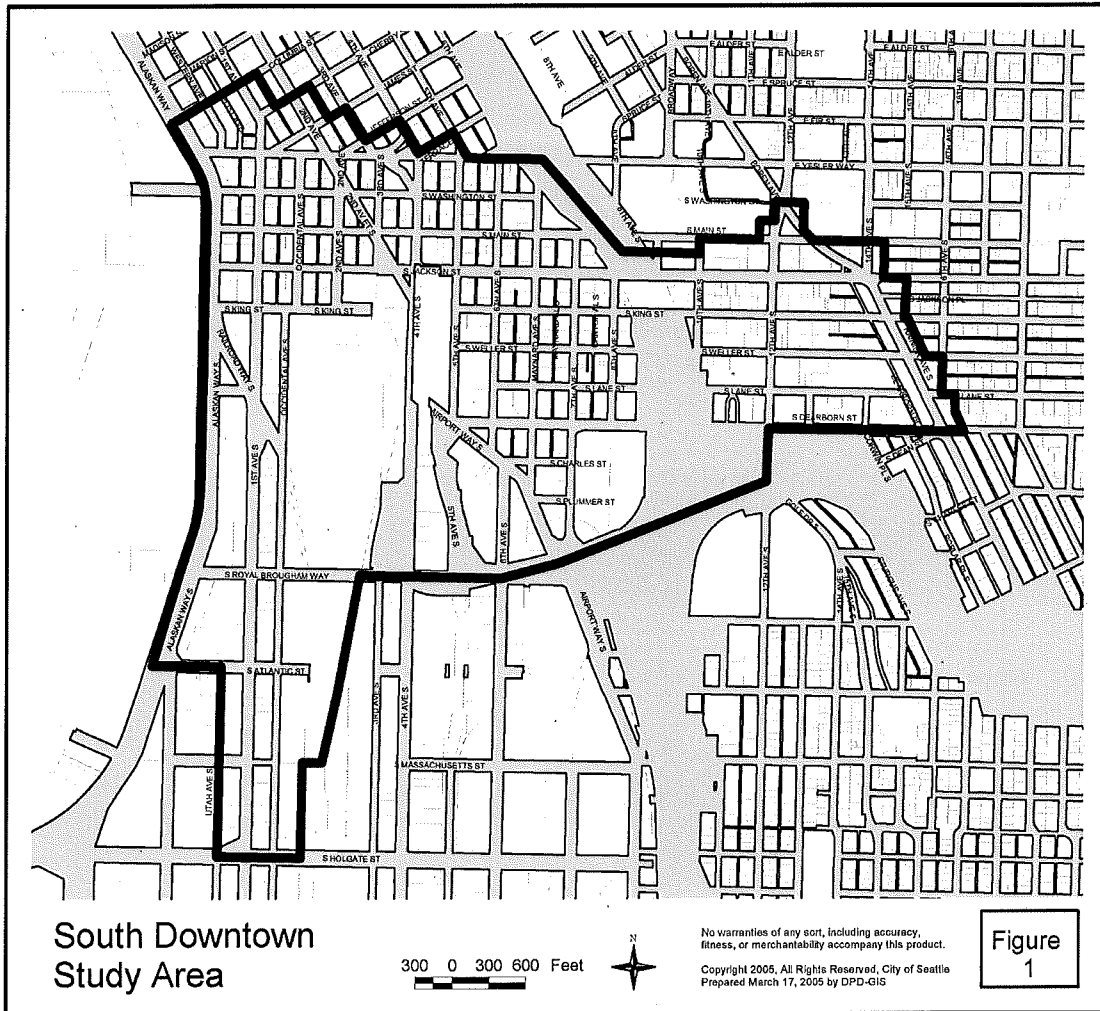
Submitted by: Executive staff (DPD)

Description of the Proposed Amendment: In 2005, DPD initiated a planning effort for the neighborhoods of South Downtown. The Livable South Downtown Plan focuses on encouraging economic growth, transportation and new housing in Pioneer Square, Chinatown/International District, and the northern portion of the Greater Duwamish Manufacturing and Industrial Center. The scope of the amendments is not fully determined at this time, but could include redesignation of land in the Downtown Urban Center that is now designated for industrial uses and possibly a southward relocation of the Urban Center boundary. A Draft environmental impact statement is expected to be available in May 2007, describing potential effects of various alternatives for development in this area.

Recommended action: Continue to analyze the proposal.

Reasons for pursuing the recommended action: The Future Land Use Map was amended in 2006 to change the designation of the Goodwill site from industrial to commercial/mixed use. If the Livable South Downtown Plan recommends changes to significant areas of industrially designated land, amendments to the Future Land Use Map would be necessary in order to implement those recommendations.

South Downtown Study Area:



9. Exempt a portion of the Duwamish Manufacturing/Industrial Center from limits on commercial space.

Proposed amendment: Exception to limits on the amount of commercial space allowed in the Duwamish Manufacturing/Industrial Center

Element: Land Use, Neighborhood Planning

Submitted by: Kevin Daniels, Nitze-Stagen

Description of the Proposed Amendment: This amendment would establish an exception to current policies that limit the amount of commercial use that is permitted in a defined portion of the Duwamish Manufacturing/Industrial Center. The purpose would be to allow for additional office space to serve an existing office user, while not displacing any existing industrial businesses or uses. The area affected is bounded by Colorado Avenue S., S. Walker Street, First Avenue S., and S. Forest Street. The proposal also calls for adding new policy language that would ensure the retention and growth of existing employers in the Duwamish Manufacturing/Industrial Center, especially those that provide family wage jobs and that can coexist with industrial uses

Recommended action: Continue to examine possible amendments that could satisfy the proponent while remaining consistent with the current overall direction of the Comprehensive Plan.

Reasons for pursuing the recommended action: The Mayor is interested in adjusting current policies in order to retain an existing major employer. The proponent has limited the geographic scope of the change to minimize displacement of industrial uses and therefore the conflict with the Plan's overall policy direction for industrial areas. However, further analysis of impacts in the area is warranted to ensure that the proposed amendments will have no further adverse impacts on the sustainability of the industrial area's vitality and its businesses.

10. Industrial Brownfield Along Harbor Avenue SW, Northwest of Terminal 5 in the Duwamish Manufacturing/Industrial Center

Proposed amendment: Allow the CEM Property near Terminal 5 in the Duwamish Manufacturing/Industrial Center to be redesignated from industrial to commercial/mixed use on the Future Land Use Map. Revise the boundary of the Duwamish M/IC to exclude the CEM Property.

Element: Land Use and Neighborhood Planning Elements, and Future Land Use Map

Submitted by: John C. McCullough

Description of the Proposed Amendment: The proposal would support remediation and redevelopment of the former land fill by allowing a rezone from an industrial to a commercial designation for the CEP Property in West Seattle. The land is located near the edge of the Duwamish M/IC boundary.

Recommended action: Continue to analyze the proposed amendment.

Reasons for pursuing the recommended action: On its face, the proposal seems to be contrary to the Comprehensive Plan’s current direction for industrial lands to be used for industrial purposes. In light of the pending industrial lands study, there may be reason to consider a site-specific adjustment to the Future Land Use Map.

CEM Property



11. Structured Parking on Parks Property

Proposed amendment: Prohibit general fund financing of parking structures outside of urban centers and villages.

Element: Neighborhood Planning

Submitted by: Irene Wall

Description of the Proposed Amendment: This proposal would amend Land Use Policies to prohibit general fund financing for single-purpose parking structures outside of urban centers, urban villages, or near major transit hubs, and to state that Seattle Parks property shall not be used for structured parking. The proposal could also entail additional policy language in the Capital Facilities element.

Recommended action: Do not consider this proposed amendment further.

Reasons for pursuing the recommended action: The Transportation Element of the Comprehensive Plan contains several policies related to parking, though it does not specifically address City-sponsored parking structures. The Capital Facilities Element (particularly CF 1, CF 2 and CF 5) provides general guidance about how the City intends to make strategic capital investments.

However, CF 6 says that specific capital decisions should be made by the Mayor and City Council through adoption of operating and capital budgets. In a recent related example, the City decided to fund construction of a parking structure associated with the Woodland Park Zoo. Adopting the proposed policy would limit the City's ability to make investments in future parking structures. The City's recent action on this, while not an explicit rejection of this proposal, indicates a preference that would not embrace this policy.

RESOLUTION 30976

A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2007, and approving a work plan for DPD to review and make recommendations about said amendments to the Mayor and Council.

WHEREAS, the City of Seattle adopted a Comprehensive Plan through Ordinance 117221 in 1994; and

WHEREAS, the City of Seattle last amended the Comprehensive Plan through Ordinance 122313 in December 2006; and

WHEREAS, the City Council adopted procedures in Resolution 30261 as amended by Resolution 30412 for amending the Comprehensive Plan, consistent with the requirements for amendment prescribed by the Growth Management Act, RCW 36.70A; and

WHEREAS, proposed amendments were submitted by individuals, citizen organizations and by the City for consideration during 2007; and

WHEREAS, the Mayor has provided his views as to which proposals to further consider and review during 2007; and

WHEREAS, the Planning Commission has provided its views as to which proposals to further consider and review during 2007; and

WHEREAS, the Council's Urban Development and Planning Committee held a public hearing on April 23, 2007, to take public testimony on the amendments proposed for consideration;
NOW THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE
MAYOR CONCURRING, THAT:**

Section 1. Guidelines for Amendment Selection

The City Council considers a variety of factors in determining whether a proposed Comprehensive Plan amendment will be placed on the amendment docket for a given year.

Among those factors are the following:

A. The amendment is appropriate for the Comprehensive Plan:



1 1. The amendment is consistent with the role of the Comprehensive Plan under
2 the State Growth Management Act;

3 2. The amendment is consistent with the Countywide Planning Policies;

4 3. The intent of the amendment cannot be accomplished by a change in
5 regulations only;

6 4. The amendment is not better addressed as a budgetary or programmatic
7 decision; or
8

9 5. The amendment is not better addressed through another process, such as
10 neighborhood planning.

11 B. The amendment is legal - the amendment meets existing state and local laws.

12 C. It is practical to consider the amendment:

13 1. The timing of the amendment is appropriate and Council will have sufficient
14 information necessary to make an informed decision.

15 2. Within the time available City staff will be able to develop the text for the
16 amendments to the Comprehensive Plan and, if necessary, the Municipal Code, and conduct
17 sufficient analysis.
18

19 3. The proposed amendment is consistent with the overall vision of the
20 Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council
21 is interested in significantly changing existing policy.
22

23 4. The amendment has not been recently rejected by the City Council.
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1 D. There has been a neighborhood review process to develop any proposed change to a
2 neighborhood plan, or a neighborhood review process can be conducted prior to final Council
3 consideration of the amendment.

4 Section 2. The following proposed amendments should be further developed for review
5 and consideration by the Executive and Council as possible amendments to the Comprehensive
6 Plan in 2007:
7

8 A. Policy amendments consistent with pending recommendations related to amending
9 the multifamily chapter of the Land Use Code.

10 B. Amend Land Use policies to establish a priority for affordable housing among public
11 benefits required to mitigate impacts of higher-density developments.
12

13 C. Possible changes to policies or to the Future Land Use Map to reflect the City's
14 preferred direction for redevelopment of the Fort Lawton Army Reserve Center and to comply
15 with federal statutory requirements under the Base Closure Community Redevelopment and
16 Homeless Assistance Act of 1994 (amended in 1996).
17

18 D. Amend Future Land Use Map to redesignate six parcels in the Madrona neighborhood
19 as Commercial/Mixed Use.

20 E. Amend Future Land Use Map to redesignate one parcel in the Crown Hill Urban
21 Village from Single Family Residential to Multi-Family Residential.
22

23 F. Amend the Future Land Use Map to redesignate the proposed site of the Nordic
24 Heritage Museum in the Ballard Hub Urban Village from Industrial to Commercial/Mixed Use.

25 G. Amend the Future Land Use Map to redesignate land in the South Lake Union Urban
26 Center from Industrial to Commercial/Mixed Use.
27
28

1 H. Amend policies in the Land Use Element and the Future Land Use Map to reflect
2 pending recommendations that will be made as part of the Livable South Downtown plan,
3 possibly including redesignation of some land from Industrial to Commercial/Mixed Use, and
4 adjustment of the southern boundary of the Downtown Urban Center.

5 I. Exempt a portion of the Duwamish Manufacturing/Industrial Center bounded by
6 Colorado Avenue S., S. Walker Street, First Avenue S., and S. Forest Street from limits on
7 commercial space.
8

9 J. Amend the Future Land Use Map and the Land Use Element to redesignate land (the
10 CEM Property) located on Harbor Avenue SW, adjacent to the northwest side of Terminal 5 in
11 the Duwamish Manufacturing/Industrial Center from Industrial to Commercial/Mixed Use.
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Section 3. The following amendment should not be considered further as a
Comprehensive Plan amendment:

K. Amend Land Use Policies to prohibit general fund financing for single-purpose
parking structures outside of urban centers, urban villages, or near major transit hubs, and to state
that Seattle Parks property shall not be used for structured parking.

Adopted by the City Council the ____ day of ____, 2007, and signed by me in
open session in authentication of its adoption this ____ day of ____, 2007.

President ____ of the City Council

THE MAYOR CONCURRING:

Gregory J. Nickels, Mayor

Filed by me this ____ day of ____, 2007.

City Clerk

(Seal)

STATE OF WASHINGTON – KING COUNTY

--SS.

211830
CITY OF SEATTLE, CLERKS OFFICE

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

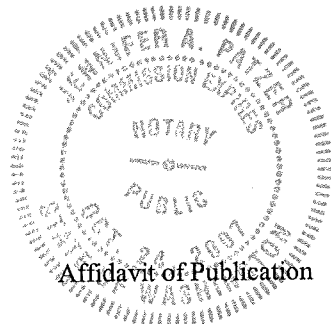
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:30976 TITLE ONLY

was published on

05/30/07

The amount of the fee charged for the foregoing publication is the sum of \$ 27.90, which amount has been paid in full.



Affidavit of Publication

Subscribed and sworn to before me on

05/30/07

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on May 14, 2007, and published here by title only, will be mailed upon request, or can be accessed electronically at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

RESOLUTION NO. 30976

A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2007, and approving a work plan for DPD to review and make recommendations about said amendments to the Mayor and Council.

Publication ordered by JUDITH PIPPIN,
City Clerk

Date of publication in the Seattle Daily
Journal of Commerce, May 30, 2007.

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